BAKER
CAPITAL

March 9, 2015

Mr. Matthew Hubicki
Environmental Engineer I
DER, Bureau C
New York State Department of Environmental Conservation
625 Broadway, 11th floor
Albany, New York 12233-7014

Re: Magna Metals Site - #3-60-003
510-534 Furnace Dock Road
Cortlandt Manor, New York

Dear Mr. Hubicki:

Baker Capital Limited Partnership (Baker Capital) continues to operate and maintain the sub-slab depressurization system (SSDS) in the Polymedco office and lab space on the Magna Metals site as requested by the New York State Department of Environmental Conservation and the New York State Department of Health. As part of the maintenance and inspection activities, Baker has retained Aztech Technologies, Inc. to perform annual inspections on the systems and, if necessary, to repair the system.

The following document relating to the operation of the SSDS for 2014 is attached for your reference:

- Annual Inspection Report – Routine inspections identified issues with fan #3. The fan was repaired as discussed in more detail in Aztech's attached letter. Following the replacement of these fans, Aztech completed the annual inspection of the SSDS on December 5, 2014. The system was left in good working condition and running as designed. Further details of the repairs and inspection are included in Aztech's letter dated January 20, 2015.

Please feel free to call me at (914) 461-9344 if you should have any questions or if I can be of assistance.

Very truly yours,
Baker Capital Limited Partnership

Donald Duthaler, Jr., P.E., CPM
Vice President of Operations

https://bakercompanies.sharepoint.com/sites/Property/PropertyManagement/1-NY/Shared Documents/Cortlandt Manor/Environmental/SSDS/ltr 003 - nysdec - SSDS annual report 3-9-15.doc

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Mr. Donald Duthaler, Jr., P.E., CPM
Vice President of Operations
Baker Capital, L.P.
One West Red Oak Lane
White Plains, NY 10604

January 20, 2015

RE: **Sub-slab Depressurization System (SSDS) – 2015 Annual Inspection**

Dear Mr. Duthaler,

Aztech Technologies, Inc. (Aztech) is pleased to provide the following report of the annual SSDS inspection.

The purpose of this report is to summarize any notable activity regarding changes to the SSDS as well as provide the findings of an annual routine inspection of the system and its components during 2014 and early 2015.

On October 28th 2014, Aztech received notification from Baker Capital L.P. that one of the three operational status alarm lights was illuminated indicating that one of the three SSD system fans was not operating properly. System status lights were installed in order for the building tenants to know if each of the three SSD systems are exerting a vacuum from underneath the building's slab. These indicators are routinely monitored by building maintenance staff.

On November 4th, 2014 a team of two qualified technicians mobilized to the site to inspect the cause of the alarm. The fan was found to have tripped the Ground Fault Circuit Interrupter (GFCI) outlet. Once reset, the fan worked for a short period of time until an internal protective devise shut the fan down. The technician tested the circuit and the fan and determined that the fan was over-heating due to an excessive amperage draw. Aztech personnel removed the fan from the mounting structure on the roof and brought it back for evaluation. The plumbing was left in place to act as a passive ventilation system.

Aztech contacted the fan manufacturer and coordinated the repairs under the extended warranty purchased for this fan. The repairs were made and the fan was returned to Aztech on December 4th, 2014.

On December 5th, 2014 Aztech personnel mobilized to the site to re-install the fan and conduct the annual system inspection.

During the inspection, it was noted that the lateral piping located on the roof and held by supports may have shifted due to weather conditions. The supports were re-adjusted to create a more consistent pitch away from the inlet of the fan to allow for accumulated condensation to flow back down into the extraction point beneath the building slab as designed.

The system fan was operational at the time of the inspection. The two other system fans were inspected and vacuum readings were measured from each of the three sub-slab depressurization systems. The overall integrity of each system and their individual components were found to be satisfactory and operational. An inspection checklist was completed and can be found in the attachement.

Please feel free to contact me if you have any questions.

Sincerely,

AZTECH TECHNOLOGIES, INC.

Joseph J Sabanos

Engineering Manager

System Inspection Field Form
Soil Vapor Mitigation Systems

SVE SYSTEMS INSPECTION FORM

Post Commissioning, Routine or Non-Routine Inspections (circle one)

Date of Inspection: December 5th, 2014

Date of Previous Inspection: March 5, 2014

Address: Furnace Dock Road Cortlandt Manor, NY Tracking Number: _____

Equipment Documentation

As Found		Manometer Reading (in. H_20)	
SVE System	Fan Model	Prior	Current
1-Northern	HS-2000		
2-Central	HS-2000		
3-Southern	HS-2000		

As Left		Manometer Reading (in. H_20)	
SVE System	Fan Model	Prior	Current
1-Northern	HS-2000	-	12
2-Central	HS-2000	-	12
3-Southern	HS-2000	-	10

Fan Check	As Found		As Left	
	Yes	No	Yes	No
Are all fans in operation?		X	X	
Is there a differential pressure shown in U-Tube manometer?	-	-	X	
If yes, provide readings above.				
Is each fan mounted securely?	X		X	
Are coupling connections secure?	X		X	
Is excessive noise heard when fan is running?		X		X
Does each fan induce suction when running?	X		X	
Is switch is locked in the ON position?	X		X	
Does smoke enter joints?	-	-	-	-
If yes: Was joint re-sealed?				
Does smoke enter re-sealed joint?	-	-	-	-
Piping Check				
Is glue evident at joints?	X		X	
Are system suction points sealed?	X		X	
Is piping system properly supported?	X		X	
Are valves and manometers installed at proper locations?	X		X	
Is excessive noise heard in piping joints?		X		X
Were piping modifications and 10% of old joints smoke tested?		X	X	
Does smoke enter joints?	-	-		X
If yes: Was joint re-sealed?			-	-
Does smoke enter re-sealed joint?	-	-	-	-
Slab Check				
Have new floor cracks appeared since the last inspection?				
Was each identified slab crack, repair, or modification smoke tested?	No Cracks Identified			

Does smoke enter?	-	-	-	-
If yes: Was area re-sealed with approved sealant*?				
Does smoke enter re-sealed area?	-	-	-	-
Electrical Check				
Are electrical wires and connections secure?	X		X	
Is each junction box closed?	X		X	
Are conduit properly supported?	X		X	
Are switch boxes locked?		X		X
Does each fan start when the switch is ON position?	X		X	
Does each fan stop when the switch is in OFF position?	X		X	
Are mitigation system labels applied?	X		X	
Are the correct labels applied in the proper locations?	X		X	

Have the following items changed since the last visit?

	No	Yes	If yes, explain...
Building Footprint	X		
Ownership	X		

If any of these items have changed, a redesign may be required.
Contact the maintenance supervisor for field review.

Deviations/Comments

This is the third annual inspection conducted since the installation of the soil vapor extraction (SVE) system in December of 2011.

Pressure indicators lights are working and signal when system pressure is lost in each of the three fan systems.

System 3 fan re-installed and lateral plumbing adjusted for water flow.

Performed by: JJS Date: 12/5/14

Photo depicts location of System 3 upon arrival acting as passive ventilation system prior to re-install of repaired fan.

Photo depicts Fan #3 after being re-installed.

Photo depicts laterial piping for system 3 after support brackets were adjusted to create a better pitch for condensation flow.

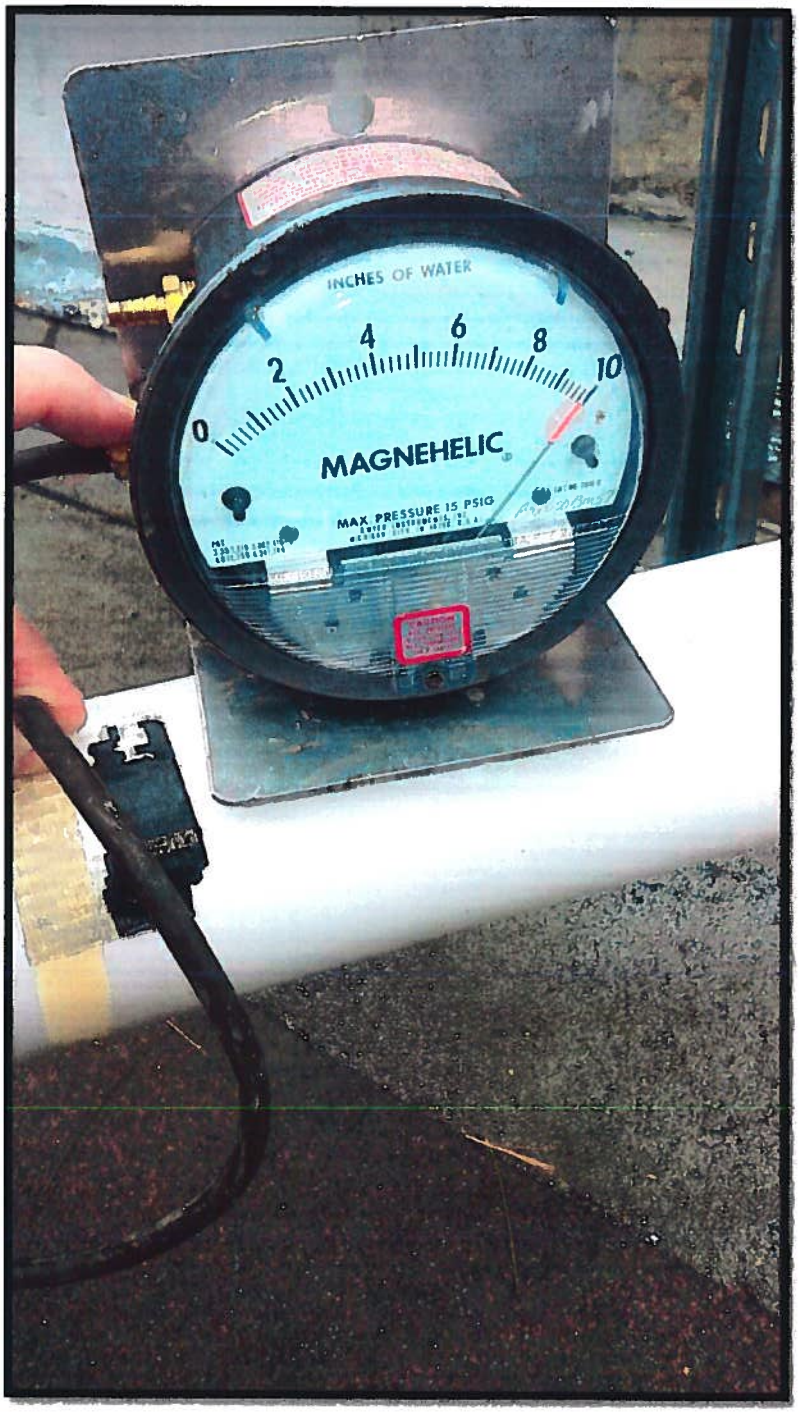

Photo depicts vacuum measurement of system #3.